



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS**

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
DECEMBER 18, 2014**

The meeting was called to order at 7:10 PM. Ken Sooy chaired the meeting.

Present: Anthony Coppola, Jim Cox, Tom Guercioni, Dan Jones, Don Purdy, Matthew Geese,
Ken Sooy

Absent: Robert Bruno, Betty Mannis, Pat Moran, Charles Wimberg

Approval of Decision and Resolution: # 18-14 Galloway DG, LLC. **Approved**

Approval of Minutes: November 6, 2014 **Approved**
November 20, 2014 **Approved**

Approval of Bill List: December 20, 2014 **Approved**
(Cox - abstained from
D-1211 & D-773)

Board Professional Craig Hurless was sworn in.

Presentation: There was a presentation given explaining the proposed alterations and renovations to Absegami High School.

Extension of Time: #8-08 Marriott Ownership Resorts **Approved**

Completeness: **Deemed Complete**
PB # 20-14
Conditional Use
Jason Pilla
851 Motts Creek Rd.
Zone (CV)
Block 1230, Lots 25

New Application:

PB # 20-14

Conditional Use

Jason Pilla

851 Motts Creek Rd.

Zone (CV)

Block 1230, Lots 25

Owner Jason Pilla was sworn in and explained to the Board that the house was leveled by Hurricane Sandy. He would like to rebuild it.

Mr. Hurless read from a report that Tiffany Cuiello, Township Planner had prepared and stated that all of the standards have been met.

A motion to approve application #20-14 Jason Pilla for a Conditional Use was made by Purdy and seconded by Coppola.

All in favor: Coppola, Cox, Guercioni, Jones, Purdy, Geese, Sooy

Completeness:

#19-14

Preliminary/Final Major Site Plan

Barrette Outdoor Living

545 Tilton Rd.

Zone (I Zoning District/Lenox Tract Redevelopment Overlay District)

Block: 453 Lot: 1

Deemed Complete

New Application:

#19-14

Preliminary/Final Major Site Plan

Barrette Outdoor Living

545 Tilton Rd.

Zone (I Zoning District/Lenox Tract Redevelopment Overlay District)

Block: 453 Lot: 1

The applicant is requesting a preliminary and final major site plan approval for Phase 1 of the reuse of the Lenox building and property. The Phase 1 development will include the construction of a 12,500 square foot canopy over existing loading dock doors, modification to the parking and entrance area on the south side of the building, and canopies over the entrances on the northwestern side of the building.

The applicant is represented by Nick Menas Esq.

Mr. Menas explained to the Board that the Phase I improvements are not major changes and that the waivers being requested are appropriate.

Mr. Tim Means, Barrette employee, Mr. Terance Combs, licensed planner, Ron Curcio, professional engineer and David Horner, professional engineer were all sworn in.

Mr. Combs was accepted as an expert.

Mr. Combs described the property and its surroundings.

There is some ground water contamination at this site from the previous use. There is a system in place to clean the water. The contamination levels are low. It will be monitored to make sure there is no increase in the levels. There is a large pile of contaminated soil on the site also they are working on moving. The site is under DEP jurisdiction and monitoring.

The applicant is requesting the removal of approximately 12,000 square feet of pavement and add approximately 4,500 square feet of new pavement. There is a net reduction of 7500 square feet.

A 12,500 square foot canopy is being requested for the purpose of trucks being able to park and unload under shelter.

There are other entrances to the building that will have canopies added. Building mounted lighting will be added and replaced. Existing light poles will be replaced. The warehouse will contain storage and some office space. There are 35 employees proposed for Phase I of this operation.

Craig Hurless stated the waiver justification for Environmental and Storm Water has been addressed.

Mr. Coppola asked if on the Southern entrance they will be removing pavement. Mr. Combs explained the driveway will stay there but some of the parking will be removed. Mr. Coppola also stated the concerns of the property owners across the street regarding the head lights coming onto their property. Mr. Combs stated they have agreed to put a fence up across the street from their property. Mr. Combs and Mr. Coppola stated they feel trees would be a better solution. The applicant agrees to leave the dialog open to find a solution. The applicant stated that they do not plan on having any trucks leaving the site at night. Mr. Purdy stated he wants to make sure the applicant will work with the planner regarding the lighting and the entrance.

Tim Means explained the day to day operation that would take place.

Craig Hurless asked the applicant if they reviewed the Engineers report dated December 11, 2014 and the Planners report dated December 12, 2014 and if there were any comments in there they cannot address. The applicant stated all of the recommendations and conditions are acceptable and can be met.

No Board Question.

No Public Comments.

A motion to approve application # 19-14 Barrette Outdoor Living Preliminary and Final Major Site Plan was made by Purdy and seconded by Coppola.

All in favor: Coppola, Cox, Guercioni, Jones, Purdy, Geese, Sooy.

Approval of Decision and Resolution: # 19-14 Barrette Outdoor Living **Approved**

Discussion: The reorganization meeting will be scheduled for January 15, 2015 and business may be heard.

There were no public comments.

Meeting adjourned at 8:22 pm.